
Z-2608
JONATHAN JURA
R1B TO R2

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of owner, is requesting the rezoning of one lot from R1B to R2. The purpose of this rezone is to make conforming a single-family home that was converted illegally to a duplex. The lot is located on the west side of South 21st Street north of its intersection with Central Street and is commonly known as 1008 South 21st Street, Lafayette, Fairfield 28(SE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site is located in a large expanse of R1B zoning with a few R2 spots nearby. These R2 zones were established in the 1970's and no other significant rezones in the area have occurred since then.

AREA LAND USE PATTERNS:

On site is a two-unit house that appears to have had the garage converted to a living unit and joined to the main house by a roofed connection. According to the City Engineer's Office, the only permit for this property was for an electrical upgrade in 2005; the garage appears to have been converted at some point without a permit. City directories show the second unit appearing around 2006.

TRAFFIC AND TRANSPORTATION:

The site is located along South 21st Street, an urban local road. Access is gained through the alley to a graveled parking area that appears to be capable of parking 3 vehicles. Because the garage was turned into a residence, all other parking is on-street. If this rezone is approved, a parking variance may be needed from the Lafayette Division of the Area Board of Zoning Appeals.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site.

STAFF COMMENTS:

City records indicate a permit for an electrical upgrade was issued in 2005, but no other permits exist that would have allowed for the conversion of the garage into living quarters. City directories show a second unit appearing around 2006. This area of the city is almost solidly single-family homes. While there have been a few rezones to R2 to allow duplex construction, they are few and scattered and date back nearly 40 years.

Since that time, the area has remained stable supporting a mix of single-family homes, both owner-occupied and rented.

As stated, this area of Lafayette, roughly bound by State, S. 18th, Kossuth and Main Streets is, for the most part, solidly zoned R1B. Even though this converted living space may have existed for years, staff has a concern with introducing a higher density zoning in this otherwise stable neighborhood. Rezoning this lot could set a trend for other zoning requests for higher density dwellings. Additionally, converting garage space into living areas often results in not enough required parking for the dwellings as evidenced in this situation.

STAFF RECOMMENDATION:

Denial